



# City of Santa Barbara California

## NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2006-00273

A Draft Mitigated Negative Declaration (DMND) has been prepared for the following project, pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date.

### **PROJECT LOCATION: 140, 150 & 180 Conejo Road**

**PROJECT DESCRIPTION:** The proposed project involves a Lot Line Adjustment between Parcel One (140 Conejo Road, APN 019-042-014) and Parcel Two (150 Conejo Road, APN 019-042-012 and 180 Conejo Road, APN 019-042-013). A voluntary lot merger of 150 and 180 Conejo Road would occur prior to the Lot Line Adjustment. Proposed Adjusted Parcel One would be 9.33 acres (gross/net) with an average slope of 48% and Proposed Adjusted Parcel Two would be 4.32 acres (gross), 4.09 acres (net) with an average slope of 33%. Proposed Adjusted Parcel One would have a 16,124 square foot development envelope with an average slope of 20% and Proposed Adjusted Parcel Two would have a 20,890 square foot development envelope with an average slope of 27%.

The 2,800 square foot, two-story single-family residence that currently exists on the hilltop of Parcel One would remain and would be contained within the proposed development envelope of Proposed Adjusted Parcel One. The development envelope for Proposed Adjusted Parcel Two would accommodate a new single-family residence and accessory structures although no development is currently proposed.

Both Proposed Adjusted Parcels would have restricted use areas, where no development is allowed, including landscaping, due to the onsite geologic conditions. Vegetation management per the Wildland Fire Plan would be allowed outside the restricted use area.

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**DRAFT ENVIRONMENTAL DOCUMENT:** An Initial Study and a Draft Mitigated Negative Declaration (DMND) have been prepared for this project and are available for review and comment. The DMND examines environmental impacts which may be associated with this project. Significant environmental effects identified in the DMND that are anticipated as a result of the project include impacts related to biological resources, geological conditions and hazards. The DMND includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

**DOCUMENT AVAILABILITY:** The DMND is available for review at the Planning Division, 630 Garden Street between 8:30 a.m. to 4:30 p.m., Monday through Thursday and alternating Fridays, and at the Public Library at 40 E. Anapamu Street during hours of operation. And online at [www.SantaBarbaraCa.gov/eir](http://www.SantaBarbaraCa.gov/eir).

**PUBLIC COMMENT PERIOD:** The City of Santa Barbara encourages the public to provide written comment on this and other projects. The public review period begins on **Monday, April 5, 2010**. Comments on the Draft Mitigated Negative Declaration must be submitted by **Monday, May 4, 2010** at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to [KKennedy@SantaBarbaraCa.gov](mailto:KKennedy@SantaBarbaraCa.gov).

**PUBLIC HEARING:** Any interested person may request a hearing before the Planning Commission to comment on this document by completing and filing a hearing request with the Planning Division on or before **April 14, 2010**. A hearing will then be scheduled and will appear on the agenda for the next available Planning

Commission hearing. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Kathleen Kennedy, Associate Planner**, at (805) 564-5470 between 8:30 a.m. to 4:30 p.m. (Monday through Thursday) and every other Friday from 8:30 a.m. to 4:30 p.m.. Please check office hours on our City website.

**FINAL ENVIRONMENTAL DOCUMENT:** Following the end of the DMND public review period, a Final Mitigated Negative Declaration including responses to comments will be prepared, and subsequent noticed public hearing will be held with the Staff Hearing Officer to consider actions to approve the project. If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Staff Hearing Officer, or in a public hearing on the project.

*Meetings can be viewed live on City TV-18, or on your computer via [http://www.santabarbaraca.gov/Government/Video/Meeting rebroadcast schedule](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.*